

PARK VIEW



# 6 PARK VIEW SAUL, GLOUCESTERSHIRE, GL2 7LD

## Offers in the region of £254,950

### Description

This well presented mid-terrace home sits in a quiet cul-de-sac in the heart of the popular village of Saul. With allotments at the end of the road and open views beyond, the setting feels both peaceful and well connected.

The property has been updated and offers bright, open living space that works well for modern day living. Whether stepping onto the ladder, downsizing or looking for an investment, this is a home ready to move straight into.

To the front, the garden is laid to chippings, creating a neat and low maintenance approach. Solar panels add to the appeal, helping with day to day running costs.

Inside, the entrance hall feels practical and welcoming, with a fitted cloaks area and useful understairs storage. Doors lead through to the main living space, with stairs rising to the first floor.

The living room opens through to the dining area and fitted kitchen, creating a light and sociable layout. There is a pleasant outlook to the front, with plenty of space to relax or entertain.

The kitchen is fitted with a range of cream units and wood effect work surfaces, offering good storage and preparation space. There is an integrated double oven, hob and extractor, along with space for additional appliances. The dining area sits comfortably alongside, with a door opening out to the rear garden.

Upstairs, the landing leads to all three bedrooms and the shower room, along with a cupboard housing the boiler and access to the loft.

Bedroom one is a well proportioned double room, offering a calm and comfortable main bedroom space. There is ample room for a double bed along with freestanding wardrobes and additional furniture, while the front aspect provides a pleasant outlook across the cul-de-sac towards the village.

Bedroom two is another generous room and is a strong second double. It comfortably accommodates a double bed along with bedside tables and storage, making it ideal for guests, older children or as an additional main bedroom if required. The rear aspect is a real feature, with attractive views across the allotments and open space beyond.

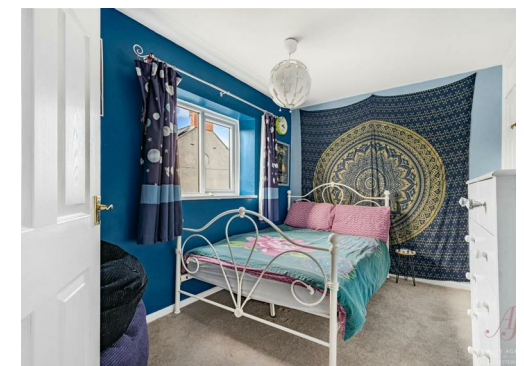
Bedroom three is a versatile room that works well as a single bedroom, nursery or home office. There is space for a single bed and storage, and the built-in cupboard adds useful practicality. The outlook to the front keeps the room feeling light and open, making it a great flexible space depending on needs.

The shower room has been fitted with a modern suite, including a walk-in shower, vanity unit and WC, finished with stylish tiling and a heated towel rail.

Outside, the rear garden has been thoughtfully arranged to create a practical and usable space throughout the year. Fully paved, it offers a clean and low maintenance finish, ideal for those looking to enjoy outdoor space without the upkeep of a lawn. There is plenty of room for a dining set, seating area or even a fire pit, making it well suited to both relaxed evenings and hosting friends and family.

The garden is enclosed by fencing and benefits from a gated rear access, useful for bikes, bins or general day to day use. A storage shed sits neatly within the space, offering room for tools and outdoor equipment. The outlook from the rear ties in nicely with the surrounding setting, with the nearby allotments adding to the open feel beyond.

- Well presented mid-terrace home in a cul-de-sac, ideal first time buyer or investment
- Bright sitting room flowing through to dining area & fitted kitchen
- Two double bedrooms with fitted wardrobes, a wealth of light
- Contemporary shower room with large corner shower
- Low maintenance gardens to front and rear, including enclosed paved garden, shed & rear access
- Modernised throughout with light, open plan living space
- Fitted kitchen with integrated double oven, hob & extractor, space for additional appliances
- Versatile third bedroom with built-in cupboard, ideal as a home office or nursery
- Recently fitted solar panels for improved energy efficiency
- Set within the popular village of Saul, with allotments close by, good access to Gloucester & Stonehouse





## Location & Amenities

Saul is a small village where the Gloucester & Sharpness Canal meets the Stroudwater complete with a marina & picnic area and a great cafe The Stables. The village offers a wonderful blend of period homes in a rural setting. There is lots close by to include The Ship Inn and nearby The Bell at Frampton an award winning gelato & milk vending straight from Bar House farm at Elmore. Organic milk, yoghurt, cream and kefir from the farm half a mile away. Pick your own fruit farm at Elmore. A village shop with Post Office, a café & doctors surgery in Frampton and a sailing club.



There are excellent schools in the vicinity both state and private including a popular primary school. Further schools in other villages and nearby Gloucester & Stonehouse. The location provides some amazing walks in each direction.

This although in a rural setting, Saul is within 9 miles of Gloucester, so perfect for working in the city and access to the M5 motorway (Junction 13) is very straight forward north and south. Stonehouse 6.5 miles with railway station having a direct line to London Paddington taking around 1 hour 30 minutes. Very convenient location for commuters.



## Useful Information

**Tenure:** Freehold.

**Viewing arrangements:** Strictly by appointment through AJ Estate Agents.

**Fixtures and Fittings:** Some items mentioned within the sales particulars are included, all others are specifically excluded. They may be available by separate negotiation.

**Local Authorities:** SDC. Council Tax Band B and EPC rating C

## Directions

From Junction 13 of the M5, follow signs for the A419, then join the A38 southbound towards Frampton on Severn. Turn right onto The Perryway and continue straight through Frampton. On your left, you will pass the village green and The Bell pub overlooking the cricket pitch. Continue over the canal and follow the road around to the right, signposted for Saul. As you enter the village, you will pass a mechanics workshop on your left. Shortly after, take the left turn for Priding and Framilode Passage. Follow this lane and take the first turning on your left into Park View. The property is located on the right hand side. Please note there is no board outside the house.///storeroom.goggles.clocks

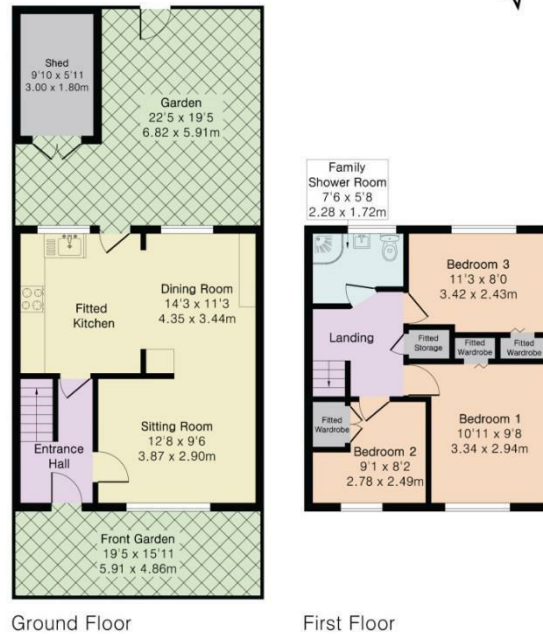


**Approximate Gross Internal Area 824 sq ft - 76 sq m  
(Excluding Outbuilding)**

Ground Floor Area 412 sq ft – 38 sq m

First Floor Area 412 sq ft – 38 sq m

Outbuilding Area 58 sq ft – 5 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		76	80
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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